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FM COGARD INTSUPRTCOM HONOLULU HI

TO CCGDFOURTEEN HONOLULU HI

COGARD AIRSTA BARBERS PT HI

COGARD MSO HONOLULU HI

USCGC JARVIS

USCGC RUSH

COMCOGARDGRU HONOLULU HI

COGARD NESU HONOLULU HI

USCGC WALNUT

USCGC WASHINGTON

USCGC ASSATEAGUE

USCGC KUKUI

COGARD STA HONOLULU HI

COGARD ANT HONOLULU HI

COGARD ARMORY DET HONOLULU HI

COGARD COMMSTA HONOLULU HI

COGARD CEU HONOLULU HI

COGARD ESU HONOLULU HI

COGARD RUITOFF HONOLULU HI

COGARD LO COMAFLOATRAGRUMIDPAC PEARL HARBOR HI

COGARD LO COMPACFLT PEARL HARBOR HI

COGARD LO USCINCPAC HONOLULU HI

INFO COMCOGARD MLC PAC ALAMEDA CA//MDL/P//

BT

UNCLAS //N11101//

SUBJ: STATUS UPDATE ON HAWAII ARMY RCI FOR KKH RED HILL HOUSING
AREAS AND AY-04 HOUSING ASSIGNMENT POLICY FOR OAHU

A. CCGDFOURTEEN HONOLULU HI 130303Z AUG 03

B. ISC HONOLULU INST 11101.3: HOUSING ASSIGNMENT POLICY FOR THE
HAWAIIAN ISLANDS

1. AS DISCUSSED IN REFERENCE A, THROUGH THE ARMY RESIDENTIAL
COMMUNITIES INITIATIVE (RCI), ACTUS LEND LEASE, LLC OF NAPA,
CALIFORNIA HAS BEEN SELECTED AS THE DEVELOPER/PARTNER BY ARMY
HAWAII AND THEY TOGETHER HAVE CREATED THE ARMY HAWAII FAMILY
HOUSING, LLC (AHFH). THEY ARE IN THE PROCESS OF FINALIZING THE
COMMUNITY DEVELOPMENT AND MANAGEMENT PLAN (CDMP) THAT WILL SERVE AS
THE BLUEPRINT TO IMPROVE THE QUALITY OF LIFE FOR MORE THAN 7,000
ARMY AND COAST GUARD FAMILIES LIVING IN HAWAII FOR THE NEXT 50
YEARS AND BEYOND. AHFH INCLUDES THE 318 INDIVIDUAL FAMILY UNITS OF
CG HOUSING AT KIA'I KAI HALE (KKH) RED HILL. BY WRITTEN AGREEMENT,
THE CG WILL RETAIN ASSIGNMENT PRIORITY ACCESS TO THE 318 UNITS AT
THE CURRENT KKH SITE, AS WELL AS AN ADDITIONAL 126 TOTAL UNITS
WITHIN THE HOUSING FOOTPRINTS OF SCHOFIELD BARRACKS, WHEELER ARMY
AIR FIELD, ALIAMANU MILITARY RESERVATION, AND FORT SHAFTER. IN
ADDITION, COAST GUARD MEMBERS WILL HAVE THE SAME HOUSING ASSIGNMENT

PRIORITY AS OTHER DOD SERVICES HAVE FOR THE REMAINDER OF THE HOUSES IN ALL OTHER HOUSING AREAS INCLUDED IN THE RCI PROJECT.

2. THE CDMP HAS BEEN SUBMITTED TO ARMY HQ. THIS INCLUDES THE OPERATIONS PLAN, THE FINANCIAL PLAN, AND THE DEVELOPMENT PLAN. THE DEVELOPMENT PLAN HAS THE PROPOSED SCHEDULE FOR DEMOLITION AND NEW CONSTRUCTION OF THE SIX MAJOR ARMY HOUSING AREAS AND KKH RED HILL AND WILL BE APPROVED BY ARMY HQ NLT 1 JUL 2004. ARMY HQ THEN SUBMITS THE CDMP TO CONGRESS FOR THEIR REVIEW/APPROVAL. THESE PLANS SHOULD BE FINALIZED BY AHFH BY THE END OF APRIL 2004. ON 01 OCT 2004, OPERATIONS AND MAINTENANCE OF KKH WILL BE TURNED OVER TO AHFH AND ALL MEMBERS WHO RESIDE IN KKH WILL START RECEIVING BAH AND WILL BE REQUIRED TO START AN ALLOTMENT EQUAL TO THEIR BAH THAT WILL BE PAID TO AHFH AS RENT. THERE WILL BE NO OUT OF POCKET UTILITY OR OTHER COSTS ABOVE BAH. WITHIN THE NEXT FEW WEEKS AND MONTHS EACH RESIDENT THAT INTENDS TO RESIDE IN AHFH HOUSING WILL NEED TO SIGN A LEASE AND COMPLETE THE REQUIRED ALLOTMENT FORM. SHORTLY AFTER 1 OCT 2004, THE ISC HONOLULU HOUSING STAFF, WHICH WILL BE SMALLER AND HAVE A DIFFERENT ROLE, WILL RELOCATE TO ISC ON SAND ISLAND. ALL HOUSING ASSIGNMENTS AFTER THAT DATE, WITHIN THE GUIDELINES PROVIDED BY THE CG THROUGH THE CDMP, WILL BE MADE BY AHFH. PROVISIONS FOR CONTINUED OPERATIONS OF THE CGES AND COMMUNITY CENTER/MWR FUNCTIONS IN KKH ARE CURRENTLY UNDER NEGOTIATION.

3. THE EXACT SCHEDULE FOR DEMOLITION AND NEW CONSTRUCTION OF KKH AND THE ASSOCIATED THROUGHPUT OF NEW HOUSING IS STILL BEING DEVELOPED. HOWEVER, THE FOLLOWING BASIC ASSUMPTIONS ARE NOW FAIRLY SOLID:

A. PHASE I KKH WILL BE REBUILT FIRST. THE CONSTRUCTION PERIOD WILL COMMENCE EARLY CY-2005 AND LAST 12-18 MONTHS.

B. PHASE II WILL FOLLOW, WITH THE NEWER EXISTING UNITS IN PT WELCOME PLACE LAST FOR DEMO/REBUILD.

C. SIGNIFICANT DISRUPTION AND RELOCATIONS WILL BE LIKELY FOR THE RESIDENTS OF BOTH PHASES DURING THE CONSTRUCTION PERIOD. HOWEVER, NO FAMILIES WILL BE REQUIRED TO PAY FOR A RELOCATION DURING THE PERIOD WHICH IS NECESSARY TO ACCOMMODATE THE WORK. EITHER AHFH OR THE CG WILL BE RESPONSIBLE FOR PROVIDING THE FUNDING FOR RELOCATING FAMILIES TO QUALIFIED HOUSING DURING THE CONSTRUCTION PERIOD. MEMBER'S WILL NOT BE REQUIRED TO FUND THEIR OWN MOVE WHEN IT IS NOT AT THEIR OWN CONVENIENCE.

D. NO UPH UNITS WILL BE AUTHORIZED IN EITHER PHASE OF KKH AFTER 01 OCT 2004.

4. I EXPECT MUCH MORE OF THE DETAILS OF THE DEVELOPER'S PLANS TO BECOME AVAILABLE IN THE NEXT 2-3 MONTHS. IN THE INTERIM, AY-2004 ASSIGNMENT POLICY CHANGES WILL BE AS FOLLOWS:

A. NO NEW ASSIGNMENTS TO KKH PHASE I WILL BE MADE THIS YEAR. IT IS NOT IN THE BEST INTEREST OF NEW FAMILIES RELOCATING TO HAWAII THIS SUMMER TO BE ASSIGNED TO THE HOUSING UNITS THERE, ONLY TO BE FORCED TO MOVE IN LESS THAN A YEAR. ISC HONOLULU WILL WORK TO MAXIMIZE OCCUPANCY IN PHASE II.

B. UPH UNITS IN PHASE II WILL BE CONVERTED BACK TO FAMILY UNITS BY 01 JUNE 2004. SINGLE PERSONNEL WILL NEED TO USE AUTHORIZED BAH, AND SOME LEASED HOUSING MAY BE OBTAINED. SINGLE NON-RATED AFLOAT WILL CONTINUE TO RESIDE IN THE ISC HONOLULU BARRACKS.

C. NEW ASSIGNMENTS TO PHASE II KKH AND TO WAILUPE WILL BE AS PER THE PROVISIONS OF REF B.

D. IT IS ANTICIPATED THAT THIS POLICY WILL RESULT IN A HOUSING

SHORTFALL THIS SUMMER OF UP TO 20 UNITS OF VARIOUS PAYGRADE/BEDROOM DEMOGRAPHICS. THROUGH THE AWARD OF A SOLE SOURCE CONTRACT REQUESTED BY THE ARMY, ACTUS LEND LEASE WILL ASSUME OPERATIONS/MAINTENANCE OF ALL ARMY HOUSING ON OAHU EFF 01 JUNE 2004. THE CG WILL APPROACH AHFH IN THE NEAR TERM TO SEE IF OPPORTUNITIES FOR AFFECTED FAMILIES TO RESIDE IN QUALITY ARMY HOUSING FOR THEIR TOURS MAY BE AVAILABLE. IF OTHER DOD HOUSING IS NOT AVAILABLE (ALL DOD SERVICES ON OAHU ARE IN VARIOUS STATES OF THEIR OWN PRIVATIZATION PROJECTS RIGHT NOW), ISC HONOLULU HOUSING STAFF WILL PROVIDE DEDICATED ASSISTANCE TO FAMILIES SEEKING LOCAL ECONOMY HOUSING WITH THEIR BAH.

E. DO NOT ANTICIPATE BEING ABLE TO MAKE NEW ASSIGNMENTS TO KKH FOR BPAS PERSONNEL THIS YEAR. ISC HONOLULU HOUSING WILL WORK CLOSELY WITH BPAS PERSONNEL IN OBTAINING NAVY OR OTHER WEST OAHU HOUSING.

F. IMPACTS ON SCHOOL AGE CHILDREN AND ASSOCIATED SCHOOLS ARE A CONCERN DURING THE DURATION OF THE PPV. ISC IS MEETING WITH LOCAL PRINCIPALS AND AHFH IS ENGAGED WITH STATE OF HAWAII DOE ON THIS ISSUE.

5. REQUEST BROAD DISSEMINATION INCL SPONSORS FOR INCOMING PERSONNEL OF THE CONTENTS OF THIS MSG. INTERESTED FAMILIES SHOULD BE ENCOURAGED TO STAY IN CLOSE CONTACT WITH THE ISC AREA HOUSING OFFICER, MS. NANETTE BAKER, AT 808-831-2764, AND THE ISC LOCAL HOUSING OFFICER, MS. IRENE LANCE, AT 808-831-2763 AS SUMMER APPROACHES. THIS IS THE BEST INFORMATION CURRENTLY AVAILABLE, BUT IT IS EXPECTED THAT BY APRIL OR MAY 2004 THE PICTURE AND PLANS WILL BE CLEARER. ANOTHER TOWNHALL/TRANSITIONAL MEETING WILL BE SCHEDULED TO UPDATE INTERESTED RESIDENTS AND POTENTIAL RESIDENTS AT THAT POINT.

6. IT IS UNDERSTOOD THAT, AS HOUSING IS SUCH A KEY FACTOR IN MEMBER/FAMILY QUALITY OF LIFE, THE CHANGES COMING ARE A SOURCE OF ANXIETY FOR CURRENT AND PROSPECTIVE KKH RESIDENTS. ISC HONOLULU PLEDGES TO KEEP ALL AS WELL INFORMED AS POSSIBLE, BALANCING THE NEED TO PROVIDE INFORMATION AGAINST THE DESIRE TO WAIT UNTIL ALL THE FACTS ARE IN AND PLANS ARE CLARIFIED BEFORE PROVIDING IT. ALSO TO WORK TO INCORPORATE THE RESIDENTS' NEEDS AND CONCERNS INTO PLANNING DURING THE PERIOD.

7. FOR MORE INFORMATION ABOUT AHFH YOU CAN GO TO THEIR WEBSITE AT: WWW.ARMYHAWAIIFAMILYHOUSING.COM.

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